

**RIVERDALE LAND USE ADVISORY COMMITTEE
MINUTES OF THE MEETING
OCTOBER 20, 2008**

CALL TO ORDER	A meeting of the Riverdale Land Use Advisory Committee was called to order at approximately 6:15 p.m. All Committee members were present as follows: Herb Koenig, Scot Hedstrom, William Spurzem, Lacy Galpin and Harry Brown. Diana Broadie, planner from the Flathead County Planning and Zoning office, was also present.
APPROVAL OF MINUTES	Harry Brown made a motion seconded by Bill Spurzem to approve the minutes. The motion was carried unanimously.
UNFINISHED BUSINESS Update of “residents” being corrected to “landowners” in by-laws. (Discussed at the end of the meeting to give the public the option of not sitting through it.)	There was a discussion of the following sentence that Jeff Harris put in the by-laws: “There shall be five (5) Committee members who are landowners and/or residents living in the land use area of Riverdale.” Lacy Galpin made a motion seconded by Bill Spurzem to accept that wording which would allow renters as well as landowners living or not living in the land use area of Riverdale, to be on the Committee. The motion was carried unanimously.
NEW BUSINESS Conditional Use Permit request by Jay Sandelin to operate a helicopter school and tour service at 1 McDermott Lane within the Highway 93 North, SAG 10 Zoning District.	<u>DIANA BROADIE</u> presented the Conditional Use Permit request. She stated that airfields are a conditional use under SAG 10, the property is within the Landfill Transition area, and that the request seemed to fit with Riverdale. She said it would generate a lot of noise but it was not far from the freeway, racetrack and landfill. She said it was compatible with AG low density and would work well with the AG around it. She said it was surrounded by a fair amount of AG 40, some SAG 5 and mixed use. She said there could be long term conflict regarding noise if residential development took place. She requested feedback. Earlier in the meeting and toward the end of the meeting she pointed out that a Conditional Use Permit is just that, and that conditions could be put on the permit such as restricting the number and type of aircraft, controlling the amount of students, or putting a time limit that the business can operate say for five years and then it would have to be re-negotiated. She asked several times if anyone wanted to put restrictions or conditions on the permit but no one did.

APPLICANT'S COMMENTS:

JAY SANDELIN: He explained the nature of his helicopter business and tour service. He expects most flights will take off and leave the area and come back in approximately one hour. The opportunity to locate near the highway would give his business visibility. He wanted to relocate to an area that was already noisy and thought being near the landfill and highway was appropriate. In response to suggestions that his business should be located on an airport, he said that suitable private property is not available on the Whitefish Airport. Security at Glacier Park International makes it difficult to conduct business on the airport. There is too much controversy at the Kalispell City Airport and there is already a helicopter business there. The Ferndale Airport is too far away.

PUBLIC'S COMMENTS:

PAT WARNER: The area is already noisy enough and he didn't want any additional noise.

HANK GALPIN: He said he operated Jet Rangers and Long Rangers for 11 years. The proper place for a helicopter flight school is on an airport.

BEN TEMPEL: He agreed with Hank Galpin and Pat Warner that the area was not appropriate for a helicopter business and that it would create unwanted noise.

ROGER FRICKE: The helicopter business does not fit in with the goals and objectives of the Riverdale Plan. It would impact hundreds of acres of land in the neighborhood in a very negative way. He said he owns property adjacent to the planned helicopter business and he was greatly concerned about helicopters flying over it and devaluing his property. The area south of the proposed helicopter business is slated for the highest density in the Riverdale Plan. Low density agriculture in the future is not what the plan is about.

TOM MCDERMOTT: He owns the property. Helicopter noise is not an issue because the highway noise is already horrendous. The proposed helicopter business seems like it's an appropriate use within Riverdale.

DARLENE MCDERMOTT: Noise is not an issue. She and her husband would like to continue living on the property.

BILL VLACHOS: He was in favor of the helicopter business being located adjacent to his property. He asked about vehicular traffic and safety issues such as fire.

The applicant replied that traffic would be minimal and the business would comply with FAA rules.

COMMITTEE MEMBER COMMENTS:

CHAIRMAN SCOT HEDSTROM: He does not believe it is an appropriate place for a helicopter business. He agreed with Hank Galpin that a proper location would be on an airport. The residents in the area live with the race track and the landfill. They get a reprieve in winter, and he can't see an addition of more noise. He said that noise is an issue. "The neighborhood used to be so quiet. Now with the dump and the race track close, we appreciate quietness in our neighborhood. We would like you to have a good successful business, but we have enough noise. There will be many houses built in Silverbrook soon."

At the end of the meeting Chairman Hedstrom gave everyone the opportunity to suggest conditions or restrictions for the conditional use permit. No one did.

LACY GALPIN: Light Industrial is an appropriate use for the Landfill Transition area as stated in the Riverdale Neighborhood Plan. A flight school and tour service are not listed under permitted uses of Light Industrial in the Flathead County Zoning Regulations pages 78 through 83. However, there are numerous permitted uses listed.

The public requested that the Riverdale Plan include affordable housing. The mixed use area next to the proposed helicopter business includes multi-family housing such as condominiums and town homes, and has the highest density of the entire plan of approximately 1,368 residential housing units. That figure could be increased under certain conditions specified in the plan.

The Kalispell city limits are now as far as Silverbrook where homes are being constructed on Church Drive, and could very realistically expand into Riverdale because it's shown on the Kalispell Growth Policy Future Land Use Map.

She quoted the following:

Riverdale Neighborhood Plan – Page 21, Goal A

Implement a comprehensive neighborhood plan by promoting development that is compatible with adjacent land uses.

She said that the proposed helicopter business not only had to be compatible with the landfill, but also had to be compatible with the mixed land use and other residential land categories nearby.

Page 35, #6: Land Use Transition: Consideration should be given to support continued agricultural activities, and other preexisting land uses. Development within the planning area should have a positive or at least a neutral impact on existing adjacent land use activities.

She said that noise from a helicopter business would not have a positive or neutral impact.

Page 23: Policy 7.3: All residential and commercial developments should be mutually supportive in the Mixed Use Development area and, neighborhood plan.

She pointed out that this policy referred to the entire neighborhood plan, as well as the Mixed Use Development area.

HARRY BROWN: He said the applicant's opinion that their noise would be less than that of the race track is of minimal consolation. He said the race track operates approximately 16-18 times a year. The helicopters could be flying daily. He said he was concerned about the impact on Highway 93 drivers. Helicopters coming down near the highway would distract drivers. He said there would be an impact on existing neighbors and they already feel the impact of the racetrack. He said an airport location would be better. He said there would be an impact on future residential planned in the Riverdale Plan. He said he was not in favor of the helicopter business at the proposed location.

HERB KOENIG: He said he would vote to recommend that the conditional use permit be denied. He said the business would create too much noise that is not wanted in the neighborhood.

BILL SPURZEM: He said because of the noise a helicopter business would generate, it did not belong in the Riverdale land use area. He pointed out that the Riverdale members took great care in writing the Riverdale Plan to make sure that gravel businesses would not be allowed in various residential land use categories. He said during the planning process protecting residential land use categories from loud noise was a great concern.

He expressed concern about long term property values. He said we already have the dump and the racetrack affecting the value of property.

NOTE: Concerns were raised about seagull helicopter collisions, the availability of emergency services that may be more available at an airport and the safety of people riding on horseback in the area or participating in equestrian events at Majestic valley Arena.

CLOSURE OF COMMENTS

Chairman Scot Hedstrom asked if anyone had any additional comments and no one did.

RECOMMENDATION TO DENY:

A motion was made by Harry Brown and seconded by Lacy Galpin to recommend denial of the conditional use permit application as submitted. The motion unanimously passed.

ADJOURNMENT:

Harry Brown made the motion, seconded by Bill Spurzem to adjourn the meeting. The meeting adjourned at 8:15 p.m.